BHIWADI BUYER DUE-DILIGENCE REFERENCE A field checklist for flats, plots, projects, and industrial property

Prepared by Shivam Properties, Bhiwadi 20 August 2026

PURPOSE AND SCOPE

This reference is a practical pre-visit and pre-payment checklist for people considering property in Bhiwadi and the wider industrial belt. It is not a price list, investment recommendation, title certificate, legal opinion, or substitute for independent legal, financial, engineering, or regulatory advice. Documents, land use, approvals, construction condition, and local access should be checked for the specific property under consideration.

Property decisions in an expanding industrial corridor are easy to oversimplify. A brochure can present a project name, a road connection, and an entry price, but it cannot confirm the record that applies to one particular unit, plot, or factory building. The aim of a buyer’s first inspection is therefore not to decide immediately. It is to build a file of facts that can be checked against the seller’s documents, the relevant authority’s records, and the actual site.

1. START WITH THE BUYER BRIEF

Write down the intended use before arranging visits. A residential end-user, a landlord, a plot buyer planning future construction, and an industrial occupier need different evidence. The useful minimum brief is: budget including statutory and transaction costs; preferred area; required possession timing; property type; intended use; access requirements; and the documents that must be available before any booking or token payment.

For a residential flat, record the household’s usable-area requirement, commute pattern, possession horizon, monthly-maintenance tolerance, and whether a loan is required. For a plot, identify the permitted use, minimum road requirement, frontage, plot dimensions, drainage position, and whether construction is immediate or deferred. For industrial property, clarify the intended activity, power load, vehicle type, shift pattern, water requirement, pollution-control needs, and the authority whose allotment or transfer process may apply.

This brief prevents a common error: comparing advertisements rather than comparable properties. A lower quote may relate to a different unit size, floor, transfer condition, furnishing level, possession status, authority, or payment schedule.

1. VERIFY THE ADDRESS, NOT ONLY THE PROJECT NAME

At the first visit, write the address exactly as shown on the seller’s records. Note the village, sector, phase, plot or unit number, road, landmark, and the route used to reach the property. Project names can be similar and marketing location labels can cover a wider area than the actual site.

Photograph signboards, the approach road, the entrance, the nearest junction, and any visible boundary or plot markers for your own record. Do not rely on an image alone to determine a boundary, approval, or possession status. The purpose is to document what was observed on a particular date so that the document file can later be matched to the place that was visited.

Ask which office or authority record identifies the property. For a housing project, this may include the developer’s project documentation and applicable regulatory record. For a plotted development, the approval and land-use record may be central. For industrial property, the allotment, transfer, use, and dues position may require separate confirmation.

1. BUILD A DOCUMENT REQUEST LIST

Before paying a token or signing a booking form, ask for copies that can be read away from the site. The precise file differs by property type and transaction structure, but the following questions are broadly useful.

For a flat or residential project:

- What identifies the exact unit: tower, floor, unit number, carpet or super area, parking, and undivided share if applicable?
- What is the current possession or construction status, and which document supports that status?
- Is the project required to be registered with the relevant real-estate regulator? If so, is the registration number provided for independent checking?
- What is included and excluded from the price, including maintenance deposits, parking, club charges, taxes, utility charges, and any transfer costs?
- What documents establish the seller’s ability to sell the particular unit?

For a plot or independent house:

- What is the full chain of title or transfer record, and does it match the plot number and area being shown?
- What is the approved use of the land, and what approvals or layout documents relate to the plot?
- Are there easements, access constraints, mortgages, litigation disclosures, charges, or outstanding dues that need to be checked?
- What dimensions are recorded, and do they correspond to the physical boundaries and access observed on site?

For an industrial plot, shed, or factory:

- Which authority or owner issued the allotment or title record?
- What use is permitted, and does it match the buyer’s intended activity?
- Is a transfer, consent, lease assignment, or authority approval required before possession or operation?
- What are the current positions on lease rent, service charges, electricity, water, and other dues?
- What physical infrastructure is present today, rather than planned in a brochure: road surface, gates, drainage, power connection, water, loading area, and truck turning space?

The safe approach is to keep the document request as a written checklist. A verbal assurance can be useful context, but it should not replace records that a buyer, lawyer, lender, or authority can independently examine.

1. DO A SITE-USE CHECK

Spend time at the property when its real operating conditions can be observed. A weekday and a weekend can show different traffic and staffing patterns. Morning, afternoon, and evening visits can reveal different heat, noise, road, parking, water, and lighting conditions.

For residential sites, notice the route from the main road to the unit, water storage or supply arrangements, visible drainage, common-area maintenance, lift operation where relevant, construction activity, and the distance between the advertised landmark and the actual entrance. For plots, inspect access width, nearby development, boundary conditions, level differences, waterlogging signs, and whether the plot shown is the plot named in the document.

For industrial sites, observe the actual movement of trucks, access for loading, road conditions near the gate, power equipment, drainage, fire-safety arrangements, and the space available for the intended process. A factory is not simply a plot with a building on it: its operational suitability depends on permissions, utilities, access, and the buyer’s planned activity.

1. SEPARATE PRESENT CONDITIONS FROM FUTURE CLAIMS

Growth corridors often include proposed roads, transport projects, industrial announcements, and future amenities. Such information may be relevant, but it should be labelled by status. Ask whether a claim describes an existing facility, an approved project, a tendered work, construction in progress, or a proposal. Note the source and date for each important claim.

Do not price a property as if every announced connection or facility is already operating. Conversely, do not dismiss a location simply because an improvement is incomplete. The appropriate approach is to understand the present condition, the evidence for any future change, and the time and execution risk involved.

1. READ THE MONEY PATH CLEARLY

Ask for a written breakup rather than a single headline number. The payment path may include the consideration amount, applicable taxes, registration or stamp-related costs, maintenance deposits, authority transfer charges, utility deposits, parking or club charges, delayed-payment terms, brokerage, and costs linked to financing or documentation.

For under-construction or staged transactions, request the schedule in writing and compare it with the stage that can actually be verified. For resale property, clarify who will obtain documents, discharge any charge, pay outstanding dues, arrange transfer approvals, and hand over possession. A buyer should know what event triggers each payment and what document will be available at that stage.

Do not transfer money merely to reserve time for a decision unless the purpose, refundability, payee, receipt, and next step are written clearly. Any large payment should be reviewed with qualified advisers and supported by the documents appropriate to the transaction.

1. KEEP A VISIT RECORD

Use a consistent one-page record for every property visited. Record the date and time, people present, exact site identifier, asking terms, documents shown, questions unanswered, observations, and follow-up actions. This is especially useful when comparing several societies, plotted developments, or industrial zones over a few weeks.

The record should distinguish confirmed facts from statements requiring verification. Examples of a confirmed fact might be a document copy received or a physical feature observed. Examples of matters still requiring verification include title chain, registration status, authority dues, possession commitment, plot dimensions, permitted use, and the expected completion of a proposed connection.

1. USE LOCAL RESOURCES RESPONSIBLY

For a current starting point on property types, locality context, and practical buyer questions, consult the Shivam Properties website: https://propertydealersinbhiwadi.com/

This link is provided as a local research resource, not as a substitute for independent professional review. Readers should compare information with the property-specific document file, official records, and their own legal, financial, and technical advisers.

FINAL REMINDER

The most useful buyer question is not, “Is this the best deal?” It is, “What can be verified about this exact property, on this date, before the next payment?” A patient record of documents, conditions, and unanswered questions is often more valuable than a rapid decision based on a single visit.

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